

Frankfort/Franklin County Board of Zoning Adjustments
January 9, 2007

Members Present: Kathy Peale
Barry Holder, Jr.
Paul Looney
Joyce Honaker
Mitch Buchanan (5)

Member Absent: Keith Goins (1)

There being a quorum, Recording Secretary Dianna Rogers called the meeting to order.

Mr. Mitch Buchanan called the meeting to order. He introduced staff members present: Gary Muller, City Planning Director; and Justin Evilsizor, City Staff Planner. He also introduced Brian Logan, Board Attorney.

Mr. Buchanan noted the minutes of the December 2006 meeting would be on the agenda for approval next month.

Mr. Buchanan stated officers for the year 2007 would be elected next month.

Ms. Peale nominated Mr. Buchanan as temporary Vice-Chairman. The nomination was seconded by Mr. Holder and carried unanimously.

Mr. Buchanan swore in all staff members who would be offering testimony.

The only item of business was a request from Anchor Foods, Inc., for approval of a variance for an increase in the maximum allowable signage from 90 square feet to 165 square feet to a fascia sign on the principal structure for property located at Century Plaza.

Mr. Gary Muller was present for the staff report. He stated there was a date correction on page one of the report. Mr. Muller stated the applicant has designed the sign as three separate signs and the square footage has been exceeded. He stated fascia signage is allowed on a 1:1 ratio (one foot of linear frontage of the tenant's store front grants 1 square foot of signage). Mr. Muller stated staff was not able to find positive findings for the four criteria necessary for a variance. Mr. Muller gave a power point presentation. He stated the property is approximately 600 feet from US 127. Mr. Holder stated the end of the staff report indicated some information needed to be provided by the applicant on each tenant space. Mr. Muller stated the information had not been provided.

Mr. Muller stated the size of a free standing ID sign is 150 square feet. He added the shopping center can have another ID sign. He added that it is between the lessor and lessee who goes on the tenant ID sign.

Mr. Jim Looney, 1118 Collins Lane, was duly sworn by Mr. Buchanan and asked if this property bypasses Curtis Mathes and is separate. Mr. Muller stated yes. Mr. Looney stated it seemed some property had been left out and was it usable. Mr. Muller stated yes.

The applicant, Mr. Tony Simon, Hodgenville, KY., was sworn by Mr. Buchanan. He stated he was with Anchor Food. He stated they have requested the smallest sign Sav A Lot makes. Ms. Peale asked if the variance was not granted would they still go in there. Mr. Simon stated no.

Mr. Buchanan asked what his findings were for the variance. Mr. Simon stated the property is unique in that it sits back 600 feet from the road and visibility is a problem. Mr. Simon stated the shopping center owner has agreed to redo the façade and parking lot for his store. He added only 8 feet of façade will be on the building when it is redone. Ms. Honaker asked if they had talked to the owner about the ID sign. Mr. Simon stated he did not know the developer's intention regarding the sign. Ms. Looney asked if he could put the word meat on the ID sign. Mr. Simon stated he was not sure if he could use the ID sign and he added meat, produce, dairy and frozen were important on the sign as it was a new store. Mr. Holder asked if they would ever ask for more than 165 square feet. Mr. Simon stated only if Sav A Lot had a national change.

Diana Looney stated she was present on behalf of the Cloverdale Neighborhood Association. She stated the shopping center was not a good neighbor and they had not kept the property up. She stated someone is dumping in a drainage ditch. She stated she had no problem with the sign.

Ms. Peale stated the property was unique in that it sits 600 feet back. Ms. Honaker stated they had said they would not go there is the sign was not approved and that would constitute strict application would deprive them use of the land. Ms. Looney stated she supported infill development. Ms. Peale stated it was a hardship and they were using the smallest sign available.

A motion was made by Ms. Honaker to approve the request with the criteria that strict application would deprive them use of the property and staff conditions one and two be met: 1) that the variance request is limited to adding 75 square feet of fascia signage to the 90 linear feet of tenant space allocated for Sav A Lot; 2) the variance shall terminate and become null and void should the Sav A Lot tenant abandon or vacate from this subject property. The motion was seconded by Ms. Peale and carried unanimously.

A motion was made by Ms. Honaker to adjourn. The motion was seconded by Mr. Holder and carried unanimously.

_____Chairman

_____Recording Secretary
